



Department of Public Works | 860.584.6125

MEMORANDUM

DATE: March 7, 2023

TO: Raymond Rogozinski P.E., Public Works Director

FROM: David Oakes, Public Works Facilities & Energy Manager

RE: City Building Project List Updates

City Yard Salt Dome Lighting Upgrades - \$16,440

To provide safer operating conditions and to enhance vehicle maneuvering while loading trucks, existing and deteriorating lighting will be replaced with higher efficiency and brighter LED fixtures. AB-MEE was awarded a purchase order in the sum of \$16,440 and has obtained all the light fixtures at this time. The purchase order was increased by \$2,500 to accommodate the use of an aerial lift rental which was not included with the original bid, as the Street Tree Crew truck was originally planned to be used. However, due to another elevated work project at the Salt Dome, an aerial lift was rented by the Streets Division and AB-MEE was able to use that unit to complete the work for the original sum of \$16,440 and work was completed on 3/1/23.

51 High Street Window Trim Repairs & Painting - \$75,000

A purchase order was generated for the work in the total sum of \$127,167.76 to Millennium Builders and Manager Oakes is currently coordinating the scheduling of the work for the Spring 2023. The purchase order was required to be increased due to rising materials costs and economic inflation as the original proposal was provided in late 2019. The new total cost is \$143,882.78, still within 50% funding range from the State Historic Preservation Office (SHPO).

The SHPO is funding 50% of the total costs for the project (up to \$75,000) and awarded a grant previously.

Fire House #2 & Fire House #5 Design - \$22,910

Van Zelm Fire House #2 PO total: \$13,195.00

Van Zelm Fire House #5 PO total: \$9,715.00

(Funding for the projects incorporated into the FY22-23 City Building Projects Account #1018310-570200. Fire House #5 - \$75,000.00 and Fire House #2 - \$125,000.00)

Fire House #2 Electrical/Generator Upgraded & AC System Installation - \$173,500

AB-MEE of Planstville was awarded the project at a cost of \$173,500.00 and a purchase order was issued. AB-MEE provided equipment submittals to Van Zelm staff for review and authorization previously. The work was coordinated with Bristol Fire Staff and the project started on 2/27 with the installation of the AC System by AB-MEE's sub-contractor SAV-MOR, which is also an on-call HVAC vendor under contract with the City of Bristol.



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Fire House #5 Electrical & Generator Upgrade - \$75,000

R&C Electric of Bristol was awarded the project at a cost of \$58,000.00 and a purchase order was issued. R&C began site work on 1/23 and generator cut-over occurred on 2/13, which was coordinated with Fire Department Staff to eliminate any impacts to their daily operations. The final work was completed by R&C on 3/1/23, when the old generator was formal disconnected from the building electrical systems and the old Generac automatic transfer switch was removed.

Police Complex – Holding Cells & Booking Area Painting - \$25,000

Quotes were obtained from Roberge Painting Co., New Cambridge Painting and Superior Finishes for painting of all Police Complex Holding Cells and the Booking Area and associated rooms in that section of the building. Roberge Painting Co. was low bidder with a cost of \$21,250.00. Roberge Painting's quote also included addressing the flooring as well, which the other bids did not reflect. Roberge Painting was issued a purchase order in the sum of \$21,250.00. A pre-construction meeting with Police Staff, Public Works Staff and Roberge Painting was held to discuss logistics and the timeframe on 1/20. Work began on 2/27 with a thorough cleaning of the areas and floors. After completion of the floor cleaning, it was determined by all parties that the flooring system was in a better overall condition than anticipated and therefore, the painting of the flooring was removed from the work scope and a deduct cost of \$4,500 was issued to the City, lowering the cost for the project to \$16,750. Final painting work was completed on 3/7/23 and Bristol Police operations returned to normal business the following day.

Police Complex – Parking Garage Study - \$11,500

Desman Design was contacted by Director Rogozinski in regard to conducting an assessment study of the existing upper level parking garage located at 131 North Main Street. Water infiltration and concrete spalling has been noted over the last several years and a conditions assessment was warranted to justify the needs and scope of repairs that should be pursued in the upcoming fiscal years to maintain the integrity of the structure. A purchase order was issued in the sum of \$3,500 to Desman Design, who have previous knowledge of the structure from work in the past. On 10/26, Manager Oakes conducted an extensive site walk with Mr. Ken Sugarman of Desman Design at 131 North Main Street. Numerous areas of water infiltration and concrete degradation were inspected and all areas of the upper garage structure/roof were inspected. Although not a part of the study, the basement level of the Police Complex was also viewed by Mr. Sugarman. A general cost estimate to address the existing issues was supplied on 11/1/22 for future discussion and planning strategy. The purchase order was increased to \$11,500 by Director Rogozinski to facilitate the analytical sampling of the 4th deck concrete integrity. Sampling was conducted on 2/14 and analytical report for findings is pending at this time.

Police Complex – 2nd Floor Re-Use Design & Cost Estimates - \$7,500

In advance of the completion of the City Hall Renovation at 111 North Main Street, Public Works is communicating with the Police Department, Emergency Management and the Probate Court for the re-use of the 2nd floor of 131 North Main Street when the area is vacated by the existing City Hall Departments that currently reside within. QA+M Architects have been retained to provide design services for plans and the KEHES Group has been retained to provide cost estimates based on the final QA+M design documents.



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The fee of QA+M is \$6,500.00 and the KEHES fee is \$1,000.00. Purchase orders have been issued to both firms.

Major Concerns & Issues

Police Complex Elevator

During a recent monthly inspection of the Police Complex public elevator, Hartford Elevator made note of parts that require replacement and also noted that the elevator clutch is nearing the end of its life cycle. A cost of \$6,745.00 was supplied to replace all failing parts, including the clutch. Hartford Elevator was authorized to complete both repairs on 1/26/23.

Main Library Fire Panel

Synergy Fire found that on the most recent quarterly inspection of the fire panel at the Main Library, the Notifier NFS-640 unit was in the process of slow failure (the existing system was inspected and troubleshot by a local Notifier representative and parts are no longer supplied for this fire panel unit). Synergy Fire provided a quote of \$29,849.00 to replace the panel with an updated Notifier panel that is compatible with the current heat and smoke detectors that are in place. To shift to another manufacturer of fire panel would require the replacement of all detectors in the building, at a further estimated cost of \$20,000. City staff are discussing options with Purchasing Agent Rousseau at this time. The facility currently has an operational fire system to keep staff and visitors safe, but with passing time the fire panel will cease to function.

PUBLIC WORKS BOARD CITY BUILDING PROJECT LIST - MARCH 2023

| Funding Year | Location | Project Name | Contractor Name | Current Budget | Construction Estimated % Complete | Schedule/Completion Date | Comments/Recommendations | Original Budget |
|--------------|----------------|--|-----------------------------|----------------|-----------------------------------|--------------------------|--|-----------------|
| FY22-23* | City Yard | Salt Dome LED Lighting Upgrades | AB-MEE | \$16,440.00 | 100% | 3/1/2023 | Completed on 3/1/23 | \$16,440.00 |
| FY19-20 | 51 High Street | Window Trim Repairs/Exterior Painting | GORDIAN/Millennium Builders | \$143,882.78 | 0% | 6/30/2022 | PO issued to GORDIAN/MBI for \$127,167.16 (CT SHPO funding 50% of total project costs) | \$75,000.00 |
| FY21-22* | Fire Hosue #2 | Electrical & AC Design | Van Zelm Engineers | \$2,571.42 | 95% | 6/30/2023 | Construction administration until completion | \$13,195.00 |
| FY22-23 | Fire Hosue #2 | Electrical & Generator Upgrades/AC System Installation | AB-MEE | \$173,500.00 | 25% | 6/30/2023 | Work started on 2/27/23 for AC System | \$125,000.00 |
| FY21-22* | Fire House #5 | Electrical Design | Van Zelm Engineers | \$3,045.00 | 95% | 6/30/2023 | Construction administration until completion | \$9,715.00 |
| FY22-23 | Fire House #5 | Electrical & Generator Upgrades | R&C Electric | \$58,000.00 | 100% | 3/1/2023 | Completed on 3/1/23 | \$75,000.00 |
| FY22-23 | Police Complex | Holding Cells Repairs & Painting | Roberge Painting Co. | \$16,750.00 | 100% | 3/7/2023 | Completed on 3/7/23 | \$25,000.00 |
| FY22-23* | Police Complex | Parking Garage Assessment Study | Desman Design | \$11,500.00 | 90% | 5/1/2023 | Study to determine needs and budget for repair/upgrades | \$3,500.00 |
| FY22-23* | Police Complex | 2nd Floor Re-Use Design | QA+M Architecture | \$6,500.00 | 50% | 5/1/2023 | Design of 2nd floor re-use upon vacating in 10/23 | \$6,500.00 |
| FY22-23* | Police Complex | 2nd Floor Re-Use Cost Estimate | KEHES Group | \$1,000.00 | 50% | 5/1/2023 | Cost analysis of QA+M design proposals | \$1,000.00 |
| | | | | \$433,189.20 | | | | |

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|---------------------------|------------------|
| Available as of July 2022 | 241,528.72 |
| 2023 Funding | 250,000.00 |
| Spent 2022-2023 | 88,560.50 |
| Less Committed Contracts | 381,654.45 |
| Less Committed Projects | 0.00 |
| Net Available | 21,313.77 |

NOTE: \$75,000 grant from SHPO not reflected in Net Available Total

MAJOR CONCERNS & ISSUES

| Location | Project Name | Contractor Name | Comments |
|----------------|--------------------------------------|-------------------|--|
| Main Library | Fire Panel Replacement | TBD | Panel is failing and supplier no longer makes parts to repair, bids being obtained currently (approximate cost to replace is \$30,000) |
| Police Complex | Elevator Repair & Clutch Replacement | Hartford Elevator | Purchase order issued to Hartford Elevator in the sum of \$6,745.00 |